REQUEST FOR EXPRESSIONS OF INTEREST

Purpose-Built Student Accommodation ("PBSA")

Potential On-Campus Development Opportunities

Issue Date	**30 October 2026**
Deadline for Responses	**12:00 noon on 27 November 2026**

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1. Introduction

1.1 Background

The Government approved National Student Accommodation Strategy 2026-2035 was published by the Minister for Further and Higher Education, Research, Innovation and Science in March of this year. It sets out a pathway to make higher education more accessible by addressing two critical challenges, accommodation affordability and accommodation supply and viability. It does so in the context of a projected requirement for approximately 42,000 student beds by 2035.

Recent measures such as reduced VAT on apartment sales, updated planning guidelines, and rent reforms have sought to strengthen viability. These allow new PBSA, commenced after 10 June 2025, to align rent increases with inflation, while providing a three-year protection period for students. In addition, the Department published the Design Guide for State Sponsored Student Accommodation in 2025 which provides guidance on design approaches that can support the delivery of more cost-efficient room clusters.

A new Higher Education Institution Student Accommodation Programme ("**HSAP**") is being developed by a Programme Board which includes the Department of Further and Higher Education, Research, Innovation and Science ("**DFHERIS**"), the Higher Education Authority ("**HEA**") the National Development Finance Agency ("**NDFA**"), representatives of Higher Education Institutions **("HEIs")** and the Grangegorman Development Agency with the aim of supporting the delivery of additional student accommodation supply on or near campus locations.

Phases

The HSAP will be rolled out in phases, beginning with HEI locations in Dublin, Cork and Galway first, and later moving to HEIs in other regions.

Phase 1A

This Expression of Interest ("EOI") relates to four on-campus options, namely locations at (1) Technological University Dublin in Grangegorman (site owner Grangegorman Development Agency), (2) Atlantic Technological University in Galway, (3) Munster Technological University in Cork, and (4) the Institute of Art, Design and Technology in Dun Laoghaire ("Phase 1A"). Other than the Grangegorman site, the relevant sites are owned, leased or otherwise controlled by the participating HEIs.

A separate EOI has also issued for Purpose-Built Student Accommodation (**"PBSA"**) developments located outside of higher education institution campuses ("**Off-Campus Developments**"). Developers who own or otherwise have (or have access to) the right to develop sites which are suitable for student accommodation and which are proximate to HEIs in Dubin, Cork and Galway are encouraged to respond to that separate EOI.

Phase 1B

An EOI is also expected to issue shortly in respect of on-campus locations in other HEIs in Dublin, Cork and Galway.

Future Phases

Future phases of the programme are intended to extend to other HEI campuses and locations, and further information regarding these phases will be published in due course and once finalised.

1.2 Expression of Interest Overview

The NDFA, in conjunction with DFHERIS and the HEA (together the "**Authorities**"), is exploring potential delivery models for the provision of PBSA on campuses at HEIs across Ireland ("**On-Campus Developments**").

The Authorities are seeking to engage with developers to understand the extent to which the need for student accommodation can be met at or below market rent. With this in mind, and given that this EOI relates to On-Campus Developments only, the primary focus of this EOI is the provision and operation of student accommodation, rather than the inclusion of ancillary amenities such as gyms, recreational facilities or other similar offerings, having regard to the wider facilities available on HEI campuses. The accommodation ultimately delivered is intended to be Student Specific Accommodation, i.e. for the use of students (as defined in the Residential Tenancies Act) for the duration of any resulting lease (except outside term-time).

As part of this process, the Authorities wish to now engage with and obtain responses from developers with relevant experience, capability and expertise in the development, financing, operation and management of PBSA projects and projects of a similar nature to PBSA (each an "**Interested Party**", and collectively, "**Interested Parties"**) to obtain feedback on potential delivery structures for PBSA On-Campus Developments at Phase 1A Sites. The purpose of this EOI is therefore to:

- gauge market appetite for such potential PBSA opportunities;
- seek industry feedback on potential development, funding and operational structures;
- identify key commercial, legal and delivery considerations for market participants;
- assist the Authorities in refining potential delivery models; and
- inform the design of any potential future competitive process.

1.3 Application of Public Procurement Law

This EOI does not form part of any stage (including, for the avoidance of doubt, a first stage, pre-qualification stage or shortlisting stage) of a public procurement procedure or a concession award procedure within the meaning of Directives 2014/23, 2014/24, nor does it constitute a call for competition, an invitation to tender, a request for proposals or a commitment by the Authorities to proceed with any transaction, procurement process, development opportunity or other arrangement on foot of this EOI.

For the avoidance of doubt, the Authorities do not commit to the carrying out of any public procurement process in relation to the delivery of PBSA. One of the options being considered by the Authorities is the use of a transaction model which falls outside of the public procurement rules on the basis that it is structured as a property transaction (availing of the exemption for same under Regulation 10(1)(a) of the European Union (Award of Public Authorities) Regulations 2016 or the equivalent provision under Regulation 9(12)(a) of the European Union (Award of Concession Contracts) Regulations 2017). Interested Parties are hereby notified that a formal procurement process may not necessarily follow, and the delivery of PBSA may be progressed through alternative means. No Interested Party shall have any entitlement to be invited to participate in any such future process.

1.4 No Contract and Disclaimer

Nothing in this EOI or in the conduct of the EOI process shall give rise to any contractual relationship, legitimate expectation, duty of care, liability, obligation or other legal right on the part of the Authorities, the HEIs, Grangegorman Development Agency or any of their respective employees, agents, consultants, advisers or representatives, in respect of this EOI process. Furthermore, nothing contained or appended to this EOI is, or

shall be relied upon as, a representation, warranty, statement of fact, promise or commitment in connection with any future transaction, procurement process, development opportunity or other arrangement.

The information contained in this EOI, including any appendices, summaries or descriptions, is provided for information purposes only and is not intended to be comprehensive (and Interested Parties are referred to the disclaimer provided in section 2.1 in this regard). Neither the Authorities, the HEIs (including Atlantic Technological University, Dún Laoghaire Institute of Art, Design and Technology, Munster Technological University and Technological University Dublin), Grangegorman Development Agency nor any of their respective employees, agents, consultants, advisers or representatives shall incur any liability, responsibility or obligation of any nature whatsoever arising out of or in connection with this EOI, the information provided in connection with it, or any participation by an Interested Party in the EOI process.

The Authorities reserve the right, at their absolute discretion, to modify, suspend, discontinue or abandon the EOI process at any time and without liability to any person. By participating in this EOI process, each Interested Party acknowledges that it has read, understood and accepted the terms of this section and section 2.1, and participates in the process on that basis.

1.5 Costs

All costs and expenses incurred by Interested Parties in connection with the preparation and submission of responses to this EOI, including any professional, technical, legal, financial or other advisory costs, shall be borne solely by the relevant Interested Party/Parties. This includes, without limitation, any costs incurred in attending meetings, presentations, interviews, responding to requests for clarification or additional information from the Authorities, or otherwise participating in this EOI.

The Authorities shall have no liability whatsoever in respect of any such costs or expenses and no reimbursement shall be available irrespective of whether the EOI process results in any further engagement, transaction, development opportunity or other arrangement.

1.6 No Preference

Participation in this EOI does not confer any right, preference, advantage or entitlement in respect of any future market engagement exercise, procurement process, development opportunity or contractual arrangement.

1.7 Freedom of Information

Commercially sensitive information included in submissions will be treated in confidence, subject always to the requirements of the Freedom of Information Acts and other legislation or requirements governing access to information (together "**Access Rules**"). Where Interested Parties consider any information they provide in the course of this EOI process to be commercially sensitive or confidential in nature or otherwise exempt from disclosure under Access Rules, the Interested Party must, when providing this information, clearly identify the specific information it does not wish to be disclosed and clearly specify the reasons it believes the information is exempt from disclosure. Interested Parties should not simply include a statement of confidentiality encompassing all the information provided in response to this EOI. Statements marking information as confidential or commercially sensitive may then be taken into account in considering requests, if any, for access to such information under Access Rules. The Authorities may consult with the Interested Party regarding the release of such information and may, in certain circumstances, be required by applicable legislation to do so (although Interested Parties should note that the information may still be released).

The requirements of the relevant Access Rules will, in all circumstances, take priority over any requirements of the Interested Party. If the Authorities decides to release particular information relating to an Interested Party, the Interested Party may have the option to appeal this decision in accordance with the provisions of the relevant Access Rules.

The Authorities accept no liability whatsoever in respect of any information provided by an Interested Party which is subsequently released or in respect of any damage or loss suffered as a direct or indirect result of such release.

1.8 Data Protection

Where an Interested Party includes any personal data in its response to this EOI, including any personal data relating to Interested Party personnel, by submitting its response the Interested Party confirms that such personal data is provided to the Authorities in full compliance with Data Protection Law. In this EOI, "**Data Protection Law"** means all applicable data protection law, including the General Data Protection Regulation (Regulation (EU) 2016/679), and the terms 'personal data', 'process', 'controller', 'processor' and 'data subject' shall have the meanings given to them under Data Protection Law.

Without prejudice to the foregoing, in submitting any response which includes any personal data, the Interested Party is confirming to the Authorities that the consent of the relevant individuals has been obtained or that the Interested Party has an alternative legal basis for including such personal data as part of its response. The Authorities are separate and independent controllers in relation to any personal data received from any Interested Party, and are entitled to collect and use such personal data for the purposes of this EOI in accordance with the Data Protection Notice at Appendix 4 (Data Protection Notice). The Interested Party shall make the Data Protection Notice available to any data subject whose personal data is provided to the Authorities in its response.

2. **Potential Delivery Structures**

2.1 On-Campus Developments

The EOI process will help the Authorities to understand potential opportunities and challenges faced by Interested Parties in respect of the development of on-campus student accommodation. This EOI relates to Phase 1A sites, but it should be borne in mind that future phases are contemplated (and future phases may include On-Campus Developments within these regions and nationwide).

The proposed development model (the "**Licence/Lease Model**") is to improve the viability of developments by providing a developer with a licence with an option to design, finance and build PBSA on an on-campus site, which could later be operated under a longer-term arrangement (e.g. Lease). This could take the form of a model in which:

- the relevant HEI (or, in relation to the TU Dublin Grangegorman campus, the Grangegorman Development Agency) grants a licence to the developer in respect of the on-campus site, for a limited period of time (currently anticipated to be circa 5 years, subject to early termination and/or extension by reference to specified milestones);
- Such licence may be subject to a fee and the fee may/or may not be refundable at a later stage, subject to development progress and completion;
- Such licence will include an option which permits the development of PBSA within the period of the licence;
- If the PBSA is delivered within the licence period, it is intended that a lease be granted to the developer to operate the PBSA for the period of such lease (which is currently anticipated to be for a period of up to 60 years, depending on the Site); and
- The lease will include protections for the HEI including with regard to the reversionary interest and that the site and premises will be returned in a tenantable condition, which is proposed to accrue to the HEI at nil cost.

Sites

The Phase 1A sites which form the principal subject matter of this EOI are:

HEI	Estimated Range of Bedspaces	Site Capacity Report
Atlantic Technological University Galway	416-472	See Appendix 5A
Dún Laoghaire Institute of Art, Design and Technology	190-276	See Appendix 5B
Munster Technological University Cork	940-1,184	See Appendix 5C
Technological University Dublin Grangegorman/In the ownership of the Grangegorman Development Agency (GDA)	1,200-1,400	See Appendix 5D

It is currently anticipated that each Phase 1A opportunity will be a separate opportunity i.e. the sites will not be bundled in any potential future competitive process.

Architectural site and capacity studies have been undertaken for each Phase 1A site to provide a preliminary assessment of its potential for PBSA development. The studies consider the planning and site context, ownership and boundaries, access, topography, neighbouring uses, environmental conditions, utilities and infrastructure, and identify key constraints and further investigations required. They also provide illustrative site strategies and development scenarios, including indicative massing, layouts, floor areas and potential bedspace capacity. While preliminary and subject to further technical assessment, planning and design development, the studies demonstrate that the technical and architectural potential of each site has been considered in detail.

The studies have been informed by the Design Guide for State Sponsored Student Accommodation Version 1.0, May 2025[1], which provides best-practice guidance on building and cluster design, space standards, communal facilities, accessibility, sustainability and other technical considerations.

The architectural site and capacity studies are included at Appendix 5. The Design Guide for State Sponsored Student Accommodation is available at the link in the footnotes and should be read in conjunction with the site-specific information provided.

It is not anticipated that re-zoning would be required in any of the Phase 1A Sites subject to Interested Parties confirming same with the planning authorities (see details in Appendix 5). It is not contemplated that the Authorities will be responsible for obtaining the relevant planning permission, where not already in place. Interested Parties should bear in mind that the chosen Developer(s) will be responsible for obtaining all relevant consents.

Please note that all of the information provided with this EOI (including the Site Capacity Reports and all other information contained in appendices) is provided strictly on a non-reliance, unwarranted basis, and with no liability accepted for its accuracy or completeness (either by the Authorities, HEIs (including Atlantic Technological University, Dún Laoghaire Institute of Art, Design and Technology, Munster Technological University and Technological University Dublin), Grangegorman Development Agency or by the consultants or

[1] Design Guide for State Sponsored Student Accommodation

advisors who prepared the underlying reports). No warranty or representation whatsoever is being made in respect of the content of the Reports by any person. The information is provided by the Authorities purely to enable Interested Parties to give more tailored feedback as part of the EOI and may be used for no other purposes whatsoever (and for the avoidance of doubt may not be relied upon by Interested Parties in any future stage of the proposed delivery of PBSA as envisaged by this EOI). Reports are provided with preliminary assessment of potential, and therefore Interested Parties need not be confined by the information therein and Interested Parties may wish to suggest alterations to e.g. configurations, bed numbers etc where they may improve commercial viability.

2.2 Off-Campus Developments

As stated above, a separate EOI has been published in relation to Off-Campus Developments in Dublin, Cork and Galway. Developers who own or otherwise have (or have access to) the right to develop sites which are suitable for student accommodation, and which are proximate to a HEI in those locations, should refer to that EOI.

2.3 Commercial Viability, Funding and Financing

Interested Parties are invited to provide feedback on matters affecting commercial viability (including development costs, taxation, summer market, term time nomination agreements and long-term operation), and the potential funding and financing structures for On-Campus Developments, including, bankability, equity and debt split, availability and duration.

3. **Expression of Interest Process**

3.1 Overview of Process

This EOI is intended to obtain feedback from Interested Parties in relation to potential PBSA opportunities and delivery structures.

Information received through this EOI may be used by Authorities to:

- assess market appetite for potential opportunities;
- refine proposed delivery structures;
- identify commercial, legal and operational considerations; and
- inform future market engagement activities.

The Authorities are not obliged to respond to Interested Parties' feedback, nor are they required to provide Interested Parties with any response or other information concerning any decisions taken on foot of this EOI, and Interested Parties shall have no expectation with regard to any response from the Authorities in this regard. There is no guarantee that any step in the below process will lead to the subsequent step and the Authorities reserve the right to abandon this process at any time. Any potential future competitive process will be dependent on the Authorities' assessment with regard to viability, obtaining the necessary approvals and identifying an agreed delivery route.



As stated in section 1.3 (Application of Public Procurement Law) this EOI does not form part of any stage of a public procurement procedure or a concession award procedure and reference to a "potential future competitive process" in the above diagram should not be construed as an acknowledgement that a public procurement procedure or concession award procedure is envisaged to be entered into.

3.2 Indicative Programme

The indicative timetable for this EOI is set out below. The Authorities reserve the right, at its absolute discretion, to amend the timetable at any time.

Activity	Indicative Date
Issue of EOI	30 October 2026
Deadline for Submission of Responses	27 November 2026
Engagement with Interested Parties, if required	December 2026
Potential future competitive process, subject to viability, approvals and agreed delivery route	Q1-Q2 2027

3.3 Future Development of the Programme

Following completion of this EOI, the Authorities may consider the information received in determining the future development of potential PBSA delivery structures.

Without limitation, the Authorities may:

- undertake further market engagement activities;

- seek clarification in respect of responses received;
- engage in meetings, interviews and presentations with interested parties;
- develop or refine proposed delivery and operational structures; and
- initiate a future competitive process or processes.

The nature, scope and timing of any subsequent process remain subject to further development and consideration by the Authorities (and Interested Parties are reminded of the various disclaimers at Section 1 in this regard).

Please note that providing a submission in response to this EOI will confer no advantage in any future competitive process (should one be initiated).

4. Submission Requirements

Interested Parties should complete and submit the following information (noting that the Authorities are seeking site-specific feedback):

- Appendix 1 – Interested Party Information Form;
- Appendix 2 – Interested Party Relevant Experience; and
- Appendix 3 – Interested Party Site Specific Feedback Form

in accordance with the instructions prefacing each relevant form.

Responses should be concise and should not generally exceed the stated page limits.

5. Review of Responses

Responses received pursuant to this EOI may be reviewed by the Authorities for the purposes described in Section 1.

The Authorities may consider all information received in determining the future development of potential PBSA delivery structures and any future market engagement activities.

For the avoidance of doubt, responses will not be evaluated or scored (and Interested Parties are referred to section 1.2 (Expression of Interest Overview) and section 1.3 (Application of Public Procurement Law) in this regard).

6. Queries and Clarifications

Queries may be submitted through the eTenders portal, although the Authorities are not obliged to answer any queries.

Following submission, where any aspect of a response is unclear, the Authorities may, at their discretion, seek clarification from the relevant Interested Party.

7. Submission Deadline and Format

Responses must be submitted electronically in PDF format. The deadline date for the receipt of expression of interest is: 12:00 noon on 27 November 2026. Responses should be submitted through the eTenders portal.

Appendix 1 – Interested Party Information Form *(Suggested Page Limit: 1 Page)*

Interested Parties are requested to complete this form and include the information set out below.

Item	Details
Name of Interested Party	
Registered Address	
Company Registration Number	
Website	
Primary Contact	
Position	
Telephone	
Email	
Legal Form	☐ Company ☐ Partnership ☐ Joint Venture ☐ Consortium
If Consortium / Joint Venture, please identify participants	
Description of Organisation / Principal Business Activities	
Relevant PBSA Experience	

Signed:

Name:

_____

Position:

For and on behalf of:

_____

Date:

Appendix 2 – Interested Party Relevant Experience *(Suggested Page Limit: 3 Pages per Project)*

Note: the below details are not "pass/fail" criteria but are sought to enable the Authorities to gauge the scale at which the relevant Interested Party operates[2].

Section A – Relevant Experience

Interested Parties are invited to complete this template and provide concise responses to the questions below, providing details of relevant previous experience in:

- Designing and constructing PBSA or similar developments of a comparable nature, scale and complexity;
- Arranging and drawing down financing for PBSA or similar developments of a comparable scale and complexity; and
- Operation and management of PBSA assets or of similar developments of a comparable scale and complexity.

Interested Parties may provide examples of completed or current projects, together with details of their role and involvement.

Please complete the table below for up to 3 relevant projects.

Project No. 1	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]
Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	

[2] It is expected that any future competitive process will have formal criteria (which may or may not relate to experience, financial capacity, and/or resources) and which would be used by the Authorities to determine which applicants in those future process(es) will be considered further, but no scoring or pass/fail exercise is being conducted at this time.

Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*
[Response]
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*
[Response]

Project No. 2	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]
Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	
Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*	
[Response]	
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*	
[Response]	

Project No. 3	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]

Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	
Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*	
[Response]	
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*	
[Response]	

Appendix 3 – Interested Party Site-Specific Feedback Form *(Suggested Page Limit: 8 Pages per Site)*

Interested Parties are invited to provide concise responses to the questions overleaf, using the templates provided.

Please note that:

- If an Interested Party is interested in only a subset of the Phase 1A Sites, they are asked to expressly confirm in relation to each Site whether they are/are not interested, and where applicable to give outline reasons for why they are not interested in particular Site(s); and
- Interested Parties are requested to give specific answers in relation to each Phase 1A Site. Where a response is common to one or more Site(s), Interested Parties are permitted to cross refer to responses provided in response to another Site.

Responses should be proportionate and focused on matters relevant to the development and delivery of PBSA on Phase 1A On-Campus Development projects.

ATLANTIC TECHNOLOGICAL UNIVERSITY *Please refer to the specifics of the Phase 1A Site at the Galway Campus of ATU at Appendix 5A.*	
Please indicate if you are interested developing PBSA on this Site:	[Yes/No]
If you have answered "No" above, please explain why in the text box below:	
[Response]	
If you have answered "Yes" above, please provide responses to the following considerations with respect to the Site.	
Section A – General Observations	
A.1 Proposed delivery structure *In the text box below, please provide your observations on the proposed delivery structure for PBSA (see section 2.1 of the EOI) with respect to this Site.*	
[Response]	
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site at or below market rent.*	
[Response]	
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges, including in relation to viability, with respect to the delivery and operation of PBSA at this Site.*	
[Response]	
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site (e.g. enabling works).*	
[Response]	
A.5 Ancillary spaces *In the text box below, and noting the availability and close proximity of other on-campus facilities at this Site, please provide your observations on the inclusion of any additional ancillary spaces (i.e. in addition to bedroom units, Kitchen, Living, Dining, and bathrooms) in the PBSA at this Site.*	
[Response]	
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income (e.g. information relating to on-campus activities during the summer period etc).*	

[Response]
A.7 Factors influencing market participation *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*
[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the expectation to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market and the reversion of the asset to the state at the end of the lease term etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Lease duration *In the text box below, please provide your observations on the proposed licence and lease duration of up to 60 years with respect to this Site.*
[Response]
B.3 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements, as well as factors that could reduce funding costs. Please also comment on the impact that the reversion of the asset to the HEI at the end of the lease period would have on required equity returns.*
[Response]
B.4 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. site servicing, term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site (e.g., the impact of having a term time nomination agreement would have on funding costs and required equity returns).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]

C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*
[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

DÚN LAOGHAIRE INSTITUTE OF ART, DESIGN AND TECHNOLOGY *Please refer to the specifics of the Phase 1A Site at Dún Laoghaire IADT at Appendix 5B.*	
Please indicate if you are interested developing PBSA on this Site:	[Yes/No]
If you have answered "No" above, please explain why in the text box below:	
[Response]	
If you have answered "Yes" above, please provide responses to the following considerations with respect to the Site.	
Section A – General Observations	
A.1 Proposed delivery structure *In the text box below, please provide your observations on the proposed delivery structure for PBSA (see section 2.1 of the EOI) with respect to this Site.*	
[Response]	
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site at or below market rent.*	
[Response]	
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges, including in relation to viability, with respect to the delivery and operation of PBSA at this Site.*	
[Response]	
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site (e.g. enabling works).*	
[Response]	
A.5 Ancillary spaces *In the text box below, and noting the availability and close proximity of other on-campus facilities at this Site, please provide your observations on the inclusion of any additional ancillary spaces (i.e. in addition to bedroom units, Kitchen, Living, Dining, and bathrooms) in the PBSA at this Site.*	
[Response]	
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income (e.g. information relating to on-campus activities during the summer period etc).*	

[Response]
A.7 Factors influencing market participation *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*
[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the expectation to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market and the reversion of the asset to the state at the end of the lease term etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Lease duration *In the text box below, please provide your observations on the proposed licence and lease duration of up to 60 years with respect to this Site.*
[Response]
B.3 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements, as well as factors that could reduce funding costs. Please also comment on the impact that the reversion of the asset to the HEI at the end of the lease period would have on required equity returns.*
[Response]
B.4 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. site servicing, term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site (e.g., the impact of having a term time nomination agreement would have on funding costs and required equity returns).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]

C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*
[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

MUNSTER TECHNOLOGICAL UNIVERSITY *Please refer to the specifics of the Phase 1A Site at the Cork campus of MTU at Appendix 5C.*	
Please indicate if you are interested developing PBSA on this Site:	[Yes/No]
If you have answered "No" above, please explain why in the text box below:	
[Response]	
If you have answered "Yes" above, please provide responses to the following considerations with respect to the Site.	
Section A – General Observations	
A.1 Proposed delivery structure *In the text box below, please provide your observations on the proposed delivery structure for PBSA (see section 2.1 of the EOI) with respect to this Site.*	
[Response]	
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site at or below market rent.*	
[Response]	
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges, including in relation to viability, with respect to the delivery and operation of PBSA at this Site.*	
[Response]	
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site (e.g. enabling works).*	
[Response]	
A.5 Ancillary spaces *In the text box below, and noting the availability and close proximity of other on-campus facilities at this Site, please provide your observations on the inclusion of any additional ancillary spaces (i.e. in addition to bedroom units, Kitchen, Living, Dining, and bathrooms) in the PBSA at this Site.*	
[Response]	
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income (e.g. information relating to on-campus activities during the summer period etc).*	

[Response]
A.7 Factors influencing market participation *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*
[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the expectation to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market and the reversion of the asset to the state at the end of the lease term etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Lease duration *In the text box below, please provide your observations on the proposed licence and lease duration of up to 60 years with respect to this Site.*
[Response]
B.3 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements, as well as factors that could reduce funding costs. Please also comment on the impact that the reversion of the asset to the HEI at the end of the lease period would have on required equity returns.*
[Response]
B.4 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. site servicing, term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site (e.g., the impact of having a term time nomination agreement would have on funding costs and required equity returns).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]

C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*
[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

TECHNOLOGICAL UNIVERSITY DUBLIN (SITE OWNED BY GRANGEGORMAN DEVELOPMENT AGENCY) *Please refer to the specifics of the Phase 1A Site at the Grangegorman campus of TU Dublin at Appendix 5D.*	
Please indicate if you are interested developing PBSA on this Site:	[Yes/No]
If you have answered "No" above, please explain why in the text box below:	
[Response]	
If you have answered "Yes" above, please provide responses to the following considerations with respect to the Site.	
Section A – General Observations	
A.1 Proposed delivery structure *In the text box below, please provide your observations on the proposed delivery structure for PBSA (see section 2.1 of the EOI) with respect to this Site.*	
[Response]	
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site at or below market rent.*	
[Response]	
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges, including in relation to viability, with respect to the delivery and operation of PBSA at this Site.*	
[Response]	
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site (e.g. enabling works).*	
[Response]	
A.5 Ancillary spaces *In the text box below, and noting the availability and close proximity of other on-campus facilities at this Site, please provide your observations on the inclusion of any additional ancillary spaces (i.e. in addition to bedroom units, Kitchen, Living, Dining, and bathrooms) in the PBSA at this Site.*	
[Response]	
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income (e.g. information relating to on-campus activities during the summer period etc).*	

[Response]
A.7 Factors influencing market participation *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*
[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the expectation to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market and the reversion of the asset to the state at the end of the lease term etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Lease duration *In the text box below, please provide your observations on the proposed licence and lease duration of up to 60 years with respect to this Site.*
[Response]
B.3 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements, as well as factors that could reduce funding costs. Please also comment on the impact that the reversion of the asset to the HEI at the end of the lease period would have on required equity returns.*
[Response]
B.4 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. site servicing, term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site (e.g., the impact of having a term time nomination agreement would have on funding costs and required equity returns).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]

C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*
[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

Appendix 4 – Data Protection Notice

1. Introduction

As part of your response to this EOI, you may provide personal data relating to you or your organisation, employees or other third parties. This Data Protection Notice aims to inform you about:

- How your personal data will be used;
- The legal principles and lawful basis under which your personal data will be processed; and
- Your rights regarding your personal data.

Where you provide personal data relating to third parties, you must ensure that such third parties are made aware of the contents of this Data Protection Notice in full.

As set out in Section 1.8 of the Instructions, "**Data Protection Law**" means all applicable data protection law, including the General Data Protection Regulation (Regulation (EU) 2016/679) and the Data Protection Acts 1988 to 2018 and the European Communities (Electronic Communications Networks and Services)(Privacy and Electronic Communications) Regulations 2011; and the terms 'personal data', 'process', 'controller', 'processor' and 'data subject' shall have the meanings given to them under Data Protection Law.

2. About the Authorities

Any reference to "us", "our" or "we" in this Data Protection Notice is a reference to the Authorities.
Where personal data is provided to the Authorities, the relevant controllers are the Authorities. If you have any questions about our use of your personal data, please contact us at info@ntma.ie, and we will liaise with our Data Protection Officer as required.

3. What Personal Data do we collect about you and how do we use it lawfully?

We may collect, use, store and process the following personal data as part of this EOI process and for the following purposes:

Purposes	Type of Data	Lawful basis for processing
To run the EOI process, the administration of the EOI process, reporting to any regulators or oversight bodies and/or any disputes relating to the EOI process	Name	Necessary for the performance of tasks carried out in the public interest or the exercise of official authority vested in us
	Contact details	
	Any other data provided by you as part of your submission or generated in relation to you in connection with your participation in the EOI process	

4. How do we collect your personal data?

We collect personal data from you directly, and from the following sources:

- Your organisation; and
- Other members of your consortium.

5. To whom do we disclose your personal data?

In connection with the above, we may disclose your personal data to various recipients including:

- Your employer;
- Other members of your consortium;
- Our third party service providers, such as advisors and contractors; and
- Regulators or oversight bodies.

6. Where is your personal data transferred to?

No personal data is transferred outside of the European Economic Area in relation to the running of the EOI process.

7. How long do we retain your personal data for?

Personal data will be retained until two years after the conclusion of the EOI process.

8. What are your data protection rights?

Any data subjects in respect of which we hold or process personal data have rights in relation to your personal data. These rights are subject to exceptions provided for by applicable law:

- **Access to your personal data –** this enables you to receive a copy of the personal data the Authority holds about you and to check that the Authority is lawfully processing it;
- **Right to correct your personal data** – this enables you to correct any incomplete or inaccurate personal data that we hold about you, though we may need to verify the accuracy of the new data you provide;
- **Erasure of your personal data** – this enables you to ask us to delete personal data where there is no good reason for us to continue to process it. You also have the right to ask us to delete your personal data where you have successfully exercised your right to object to processing (see below), where we may have processed your personal data unlawfully or where we are required to erase your personal data to comply with law. Note, however, that we may not always be able to comply with your request of erasure for specific legal reasons which will be notified to you at the time of your request;
- **Right to object –** This enables you to object to our processing of your personal data on grounds relating to your particularly situation. If you exercise this right, we must cease the processing to which you object, unless there are compelling legitimate grounds for us to continue, which override you interests rights or freedoms, or where this continuing is necessary for the establishment, exercise or defence of legal claims.
- **Restriction of processing your personal data –** This enables you to ask us to suspend the processing of your personal data in the following scenarios: (a) if you want us to establish the data's accuracy; (b) where our use of the data is unlawful but you do not want us to erase it; (c) where you need us to hold the data even if we no longer require it as you need it to establish, exercise or defend legal claims; or (d) you have objected to our use of your data but we need to verify whether we have overriding legitimate grounds to use it.

If you wish to exercise any of the rights set out above, please contact us at info@ntma.ie.

In relation to any of the above rights or anything in this Data Protection Notice, all data subjects have the right to lodge a complaint with the Irish supervisory authority, the Data Protection Commission: https://www.dataprotection.ie/.

Appendix 5 – Site Capacity Reports

Appendix 5A – Atlantic Technological University - Galway Site Capacity Report

Appendix 5B – Dún Laoghaire Institute of Art, Design and Technology - Site Capacity Report

Appendix 5C – Munster Technological University - Cork Site Capacity Report

Appendix 5D – Technological University Dublin - Grangegorman/In the ownership of the Grangegorman Development Agency (GDA) Site Capacity Reports